

058.B

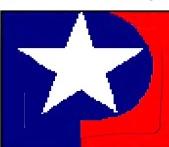
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0002.0

Map

Block

Lot

1 of 1  
CARDCondominium  
ARLINGTONTotal Card / Total Parcel  
137,300 / 137,300  
137,300 / 137,300  
137,300 / 137,300APPRaised:  
USE VALUE:  
ASSESSED:

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		CLARK ST, ARLINGTON

## OWNERSHIP

Owner 1:	COLARUSSO PROPERTIES LLC	Unit #:	2
Owner 2:			
Owner 3:			

Street 1: 22 MILL ST SUITE 305

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: COLARUSSO ANTHONY M TRUSTEE -

Owner 2: ADEM NOMINEE TRUST -

Street 1: 22 MILL ST SUITE 305

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 370 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 2 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6014																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	137,300			137,300		146719
							GIS Ref
							GIS Ref
							Insp Date
							12/04/17

PREVIOUS ASSESSMENT								Parcel ID	058.B-0001-0002.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	133,500	0	.	.	133,500	133,500	Year End Roll	12/18/2019
2019	102	FV	122,100	0	.	.	122,100	122,100	Year End Roll	1/3/2019
2018	102	FV	101,500	0	.	.	101,500	101,500	Year End Roll	12/20/2017
2017	102	FV	94,700	0	.	.	94,700	94,700	Year End Roll	1/3/2017
2016	102	FV	94,700	0	.	.	94,700	94,700	Year End	1/4/2016
2015	102	FV	94,500	0	.	.	94,500	94,500	Year End Roll	12/11/2014
2014	102	FV	90,900	0	.	.	90,900	90,900	Year End Roll	12/16/2013
2013	102	FV	90,900	0	.	.	90,900	90,900		12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLARUSSO ANTHO	73575-558	1	11/1/2019	Convenience		1	No	No	
CIAMPA SHERILL	32186-286		12/28/2000		62,500	No	No		
ALESSE JOHN W	30509-240		8/4/1999		57,000	No	No		
	18078-349		4/1/1987		59,900	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
									12/4/2017	Measured	DGM	D Mann					
									5/6/2000		197	PATRIOT					

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>												
Type:	7 - Condo Garden			Full Bath:	1	Rating:	Average	646-1369, Building Number 1.																
Sty Ht:	1 - 1 Story			A Bath:		Rating:																		
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																		
Foundation:	1 - Concrete			A 3QBth:		Rating:																		
Frame:	2 - Steel			1/2 Bath:	0	Rating:	Average																	
Prime Wall:	7 - Brick			A HBth:		Rating:																		
Sec Wall:		%		OthrFix:		Rating:																		
Roof Struct:	4 - Flat			<b>OTHER FEATURES</b>																				
Roof Cover:	4 - Tar & Gravel			Kits:	1	Rating:	Average																	
Color:	BRICK			A Kits:		Rating:																		
View / Desir:	N - NONE			Fpl:	0	Rating:	Average																	
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:																		
Grade:	C - Average			<b>CONDOS INFORMATION</b>																				
Year Blt:	1962	Eff Yr Blt:		Location:																				
Alt LUC:		Alt %:		Total Units:																				
Jurisdict:		Fact:	.	Floor:																				
Const Mod:				% Own:	6.929999828																			
Lump Sum Adj:				Name:	8 - 6014																			
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>												
Avg Ht/FL:	STD			Phys Cond:	AV - Average	30.	%	Exterior:		No Unit	RMS	BRS	FL											
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	2	1	0											
Sec Int Wall:		%		Economic:			%	Additions:																
Partition:	T - Typical			Special:			%	Kitchen:																
Prim Floors:	4 - Carpet			Override:			%	Baths:																
Sec Floors:		%		Total:	30.6	%		Plumbing:																
Bsmnt Flr:				<b>CALC SUMMARY</b>				Electric:																
Subfloor:				Basic \$ / SQ:	320.00			Heating:																
Bsmnt Gar:				Size Adj.:	2.12162161			General:																
Electric:	3 - Typical			Const Adj.:	1.02869344			<b>COMPARABLE SALES</b>				<b>SUB AREA</b>												
Insulation:	2 - Typical			Adj \$ / SQ:	698.399			Rate	Parcel ID	Typ	Date	Sale Price	<b>SUB AREA DETAIL</b>											
Int vs Ext:	S			Other Features:	32630								Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Heat Fuel:	3 - Electric			Grade Factor:	1.00								GLA	Gross Liv Ar	370	698.400	258,408							
Heat Type:	6 - Elec Base/B			NBHD Inf:	0.68000001																			
# Heat Sys:	1			NBHD Mod:																				
% Heated:	100	% AC:	100	LUC Factor:	1.00																			
Solar HW:	NO	Central Vac:	NO	Adj Total:	197905																			
% Com Wall:		% Sprinkled:		Depreciation:	60559			Juris. Factor:		Before Depr:	474.91													
				Deprecated Total:	137346			Special Features:	0	Val/Su Net:	371.08													
								Final Total:	137300	Val/Su SzAd:	371.08													
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:																
Make:																								
Model:																								
Serial #:																								
Year:																								
Color:																								
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 058.B-0001-0002.0												<b>IMAGE</b>								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
More: N	Total Yard Items:					Total Special Features:								Total:										